



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Roger Hirsch
DOCKET NO.: 24-20024.001-R-1
PARCEL NO.: 05-35-400-030-0000

The parties of record before the Property Tax Appeal Board are Roger Hirsch, the appellant, by Robert Rosenfeld, attorney-at-law of Robert H. Rosenfeld & Associates, LLC in Northbrook, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$42,330
IMPR.: \$106,885
TOTAL: \$149,215

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 14,110 square foot site improved with a multi-level dwelling of frame exterior construction containing 3,551 square feet of living area. The dwelling is approximately 72 years old. Features of the property include a partial basement with a formal recreation room, central air conditioning, two fireplaces, 3½ bathrooms and a 2-car garage. The is in Evanston, Evanston Township, Cook County. The subject is a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables composed of class 2-06 properties improved with dwellings of stucco, masonry or frame and masonry exterior construction that range in size from 3,273 to 3,756 square feet of living area and are 64 to 118 years old. Each property has a full or partial basement, central air

conditioning, one fireplace, a 2-car garage and 2½, 3½ or 4½ bathrooms. The comparables have the same neighborhood code as the subject property and are located from .2 to .4 of a mile from the subject. Their improvement assessments range from \$82,054 to \$113,504 or from \$24.91 to \$30.22 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$94,918.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$188,000. The subject property has an improvement assessment of \$145,670 or \$41.02 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables composed of two class 2-34 properties improved with multi-level dwellings of frame or frame and masonry construction with 1,110 and 1,136 square feet of living area, respectively, and one class 2-78 property improved with a two-story dwelling of frame and masonry construction with 2,972 square feet of living area. The dwellings are 60 to 69 years old. Two comparables have partial basements with recreation rooms and one comparable has a slab foundation. Two comparables have central air conditioning and a 1-car or 2-car garage. Each property has one fireplace and 1½ or 3 bathrooms. One comparable has the same neighborhood code as the subject property. Their improvement assessments range from \$46,753 to \$122,119 or from \$41.09 to \$43.17 per square foot of living area.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted information on six comparables to support their respective positions. None of the comparables are particularly similar to the subject property. The Board, however, finds the best evidence of assessment equity to be the appellant's comparables that are most like the subject in location, dwelling size, and most features. These three comparables have improvement assessments that range from \$82,054 to \$113,504 or from \$24.91 to \$30.22 per square foot of living area. The subject's improvement assessment of \$145,670 or \$41.02 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

September 15, 2026



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Roger Hirsch, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602